

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
17 DECEMBER 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 10
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 23/11/2015 and 04/12/2015.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

2. RECOMMENDATION

That Members note the information.

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(Committee 17/12/15)
APPEAL DECISIONS RECEIVED

APPLICATION NO: 15/0142/10 (KL)
APPEAL REF: A/15/3130559
APPLICANT: Mr A Williams
DEVELOPMENT: Construct domestic garage on existing boundary walls.
Construct solid balastrading to rear steps in connection with garage.
LOCATION: 111 TYNTYLA ROAD, LLWYNYPIA, TONYPANDY, CF40 2SR
DECIDED: 07/12/2015
DECISION: Dismissed
APPEAL RECEIVED: 11/08/2015

APPLICATION NO: 14/1388/10 (HW)
APPEAL REF: A/15/3010411
APPLICANT: Mr P Morgan
DEVELOPMENT: A single wind turbine of max 67m to tip, along with associated infrastructure including an access track and electrical housing.
LOCATION: LAND AT CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS GRID REF: E:291009 N:206648
DECIDED: 21/08/2015
DECISION: Dismissed
APPEAL RECEIVED: 26/03/2015

APPLICATION NO: 14/1178/10 (HW)
APPEAL REF: A/15/3130547
APPLICANT: Mr A Williams
DEVELOPMENT: Construction of 2 no bungalows together with widening of road Cwm Isaac and forming turning head (Amended plans received 31/12/14 and 28/1/15 due to an alteration to the parking arrangement and the deletion of a retaining wall from the scheme)
LOCATION: LAND ADJACENT TO 3 CWM ISAAC, RHIGOS, ABERDARE, CF44 9AX
DECIDED: 20/11/2015
DECISION: Allowed with Conditions
APPEAL RECEIVED: 22/07/2015

APPLICATION NO: 13/1281/10 (DB)
APPEAL REF: A/15/3005549
APPLICANT: Aspire Planning Ltd
DEVELOPMENT: Erection of 1no wind turbine and associated works
(resubmission)
LOCATION: LAND ADJACENT TO COED BYCHAN FARM,
LLANHARAN, PONTYCLUN, CF72 9NG
DECIDED: 24/08/2015
DECISION: Dismissed
APPEAL RECEIVED: 25/02/2015

APPLICATION NO: 14/1633/10 (GH)
APPEAL REF: A/15/3130544
APPLICANT: Mrs S Beer
DEVELOPMENT: Rebuild of garage (Resubmission)
LOCATION: REDLANDS, 3 HOSPITAL ROAD, THE COMMON,
PONTYPRIDD, CF37 4AH
DECIDED: 24/11/2015
DECISION: Allowed with Conditions
APPEAL RECEIVED: 22/07/2015

APPLICATION NO: EN/12/00275 (PM)
APPEAL REF: C/15/3133655
APPLICANT: Mr A Davies
DEVELOPMENT: Timber sales
LOCATION: Land at James Street, Treforest.
DECIDED: 18/11/2015
DECISION: Dismissed
APPEAL RECEIVED: 04/09/2015

Decision letters regarding planning and enforcement appeals will be made available on request.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/11/2015 and 04/12/2015****Report for Development Control Planning Committee****Hirwaun****15/1212/10** Decision Date: 04/12/2015**Proposal:** Works on the Nant Y Bwlch watercourse, retaining structures, fencing and 2 no. store/potting sheds and associated landscaping, and change of use from river banking (Nant y Bwlch) for the extension of garden**Location:** LAND TO THE REAR OF BROOKWOOD, FOUNDRY ROAD, HIRWAUN, ABERDARE, CF44 9RA**15/1312/10** Decision Date: 27/11/2015**Proposal:** Change of use of ground floor from sweet shop (A1 Use) to a tanning salon (Sui Generis).**Location:** 57 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW**Aberdare East****14/1133/09** Decision Date: 04/12/2015**Proposal:** Certificate of Lawful Development for a change of use (establishing use)**Location:** 10A CANON STREET, ABERDARE, CF44 7AT**15/1190/10** Decision Date: 24/11/2015**Proposal:** Single storey extension to residential dwelling to include the raising of ridge height and installation of roof dormers.**Location:** NODDFA, LITTLE ROW, ABER-NANT, ABERDARE, CF44 0YY**Cwmbach****15/1392/10** Decision Date: 02/12/2015**Proposal:** Change of use of land to residential curtilage associated with Plot 57.**Location:** PLOT 57, COED DUFFRYN, TIRFOUNDER FIELDS ABERDARE,

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/11/2015 and 04/12/2015****Report for Development Control Planning Committee****Mountain Ash East**

15/1244/16 Decision Date: 26/11/2015
Proposal: Reserved matters application (Appearance, Landscaping and scale) for the development of 5 dwellings pursuant to outline application 14/0628/13 (Additional information received 19/10/15).
Location: LAND ADJOINING NO. 15 (NORTH WEST) OF TREM Y DUFFRYN, MOUNTAIN ASH CF45 4AQ

15/1325/10 Decision Date: 02/12/2015
Proposal: Single storey extension to provide double garage and utility with internal alterations to ground floor.(Amended plans received 13th November 2015)
Location: APRIL HOUSE, TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY

15/1366/10 Decision Date: 30/11/2015
Proposal: Two storey rear extension for kitchen and bedroom.
Location: 14 TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY

15/1391/10 Decision Date: 26/11/2015
Proposal: Replace rear single storey extension with double, replace single storey extension to side with new single storey extension.
Location: 30 CAMPBELL TERRACE, MOUNTAIN ASH, CF45 4AE

Penrhiwceiber

15/1382/01 Decision Date: 25/11/2015
Proposal: Sign 1) Aluminium fascia with acrylic The Co-operative food text with vinyl face and backed up acrylic Opening Hours text with vinyl face. Externally illuminated. Sign 2) Aluminium projection sign with acrylic The
Location: THE CO OPERATIVE FOOD, 12-14 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP

Ynysybwl

15/1279/13 Decision Date: 27/11/2015
Proposal: Construction of 2 no. detached houses, road access and garages (Outline application)
Location: GARDEN AREA OF 98 CRAWSHAY STREET, YNYSYBWL, PONTYPRIDD, CF37 3EG

Treorchy

15/1258/10 Decision Date: 02/12/2015
Proposal: Change of use of lower floor only from A2 use to principal A3 use to front area (tea room and bakery) with A1 bookshop/gifts area to rear with no internal or external changes.
Location: 81 BUTE STREET, TREORCHY, CF42 6AH

15/1348/10 Decision Date: 02/12/2015
Proposal: Retractable canopy over shop front.
Location: 'CAFE CAFE', 108 BUTE STREET, TREORCHY, CF42 6AU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/11/2015 and 04/12/2015****Report for Development Control Planning Committee****Trealaw**

- 15/1343/15** Decision Date: 25/11/2015
Proposal: Variation of Condition No. 1 of approved plan 10/0854/10 to allow for a further 5 year consent to the development.
Location: LAND ADJOINING "TY GARTH", NILE ROAD, TREALAW

Cymmer

- 15/1076/10** Decision Date: 27/11/2015
Proposal: Development of 4 no. residential walk-up flats and associated works (Amended plans received 3rd November 2015)
Location: PENUEL CHURCH, CROSS STREET, TREHAFOD, PONTYPRIDD

- 15/1301/10** Decision Date: 01/12/2015
Proposal: Subdivision of 283 Trebanog Road CF39 9EL from 1 no. 3 bedroom dwelling into 2 no. 2 bedroom dwellings and associated works.
Location: 283 TREBANOG ROAD, TREBANOG, PORTH, CF39 9EL

Glyncoch

- 15/1034/16** Decision Date: 03/12/2015
Proposal: Plans updated to reflect proposed design of proposed residential development.
Location: LAND BETWEEN CHARINGSWORTH COURT AND SOVEREIGNS FIELD, DARREN DDU ROAD, YNYSYBWL, CF37 3HE

Treforest

- 15/1257/10** Decision Date: 25/11/2015
Proposal: Construction of two-storey building for A2 (Office) use.
Location: LAND ADJACENT TO 14 PARK STREET, TREFOREST

Rhydyfelin Central

- 15/1375/10** Decision Date: 26/11/2015
Proposal: Construction of a single storey extension to rear
Location: 84 OAK STREET, RHYDYFELIN, PONTYPRIDD, CF37 5SD

Ffynon Taf

- 15/1423/10** Decision Date: 01/12/2015
Proposal: Two storey kitchen and bedroom side extension.
Location: 108 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF, CF15 7SP

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**Development Control : Delegated Decisions (Permissions) between: 23/11/2015 and 04/12/2015****Report for Development Control Planning Committee****Llantwit Fardre****15/1320/10** Decision Date: 26/11/2015**Proposal:** Block paving to driveway, lower kerb (already agreed by RCT), remove flower beds next to wall adjacent to highway, erection of retaining wall in place of removed flowerbeds. Re-building of steps to property**Location:** HOLMWOOD, YSTRADBARWIG TERRACE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HS**15/1389/10** Decision Date: 30/11/2015**Proposal:** Single storey rear and side extension.**Location:** 28A HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB**Church Village****15/1385/10** Decision Date: 26/11/2015**Proposal:** 2 storey side extension and garage conversion**Location:** 64 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL**Ty'n y Nant****15/1198/10** Decision Date: 26/11/2015**Proposal:** Single storey side, rear extension with porch and canopy.**Location:** 41 CARLTON CRESCENT, BEDDAU, PONTYPRIDD, CF38 2RS**Pontyclun****15/1364/10** Decision Date: 30/11/2015**Proposal:** Repositioning of garden fence to extend garden curtilage, including erection of boundary fence 17.45m long x 1.8m high.**Location:** 10 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB

Total Number of Delegated decisions is 25

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 23/11/2015 and 04/12/2015

Report for Development Control Planning Committee

Cwmbach

15/1160/10 Decision Date: 01/12/2015

Proposal: Refurbishment of public house and provision of rear extension to provide 3 no. self contained flats.

Location: THE ROYAL OAK PUBLIC HOUSE, 14 MORGAN ROW, CWMBACH, ABERDARE

Reason: 1 Phillip Row to the rear is sub-standard as a primary means of access for the following reasons:-

- a) Sub-standard visibility at the junctions.
- b) Acute angled junction with Cefn Pennar Road.
- c) Sub-standard width of carriageway.
- d) Lack of continuous pedestrian links.
- e) Sub-standard junction radii.

As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development would increase on-street car parking in an area where there is already considerable demand leading to un-acceptable highway safety concerns to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Cwm Clydach

15/1388/10 Decision Date: 04/12/2015

Proposal: Construction of a pair of semi detached houses.

Location: LAND BETWEEN 22 AND 23 CLYDACH ROAD, TONYPANDY

Reason: 1 The proposed development would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales, in that the proposed development would lead to additional on-street car parking in an area where there is already considerable demand, leading to unacceptable highway safety concerns to the detriment of safety of all highway users and free flow of traffic.

Total Number of Delegated decisions is 2

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(November 2015)

EN/15/00402

Location: 5 Dean Street, Aberdare

Breach: Roller Shutters

Decision: Enforcement Notice (to remove the shutters)

Reason: The roller shutters arising from their design and siting result in unsympathetic and incongruous additions that have a detrimental impact on the character and appearance of the host property, the wider street scene, and the adjacent Conservation Area.

Rhondda Cynon Taf County Borough Council Development Control Enforcement – November 2015

Cases

Received	24
Resolved	32
12 week target (70%)	78%
Complainant acknowledged	81%
Site visit	81%
Case priority	0 (Priority 1) 16 (Priority 2) 8 (Priority 3)

Source

Anonymous	3
Councillor	3
Internal/pro-active	3
Public	15
AM/MP	0

Type

Advert	2	Breach of condition	2
Engineering operations	2	TPO	0
Change of use	8	Not in accordance	1
Householder	6	Operational development	3
Listed Building	0	Untidy land	0

Resolution

Remedied	9
No breach	17
Not expedient	0
Planning application	5
Notice served	1

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

17 DECEMBER 2015

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 425004)**

See Relevant Application File